

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **November 11, 2003**

AGENDA ITEM NO.: 12

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Sale of 1100 Church Street**

RECOMMENDATION:

After holding a public hearing, adopt the attached resolution authorizing the sale of City-owned property at 1100 Church Street to Jon Hyatt Cesafsky.

SUMMARY:

Jon Hyatt Cesafsky has asked to purchase the City-owned property in order to renovate the structure into three to five high-end apartments. The sale of the property to Mr. Cesafsky will relieve the City of the ongoing maintenance costs and responsibilities associated with the ownership of the property. Mr. Cesafsky has agreed to purchase the property "as is" for the sum of \$5,000.

PRIOR ACTION(S):

None

FISCAL IMPACT:

The City will receive \$5,000 from the sale of the property and the property will be placed back on the tax roles.

CONTACT(S):

Kimball Payne 847-1443-VM 223

ATTACHMENT(S):

A Resolution authorizing the sale of the property.
September 15 offer to purchase property.
Photograph of property.

REVIEWED BY: lkp

BE IT RESOLVED That the Council of the City of Lynchburg hereby determines that the City has no need for the City-owned property at 1100 Church Street, and hereby approves the sale of the property to Jon Hyatt Cesafsky for \$5,000.

BE IT FURTHER RESOLVED That the City Manager is hereby authorized to execute the appropriate documents for the sale of the property.

Introduced:

Adopted:

Certified:

Clerk of Council

179P

TO: MR. KIMBALL PAYNE
CITY MANAGER
CITY OF LYNCHBURG

FROM : MR. JON CESAFSKY
LONE JACK CONTRACTING



MR. PAYNE -

I WOULD LIKE TO MAKE THE CITY OF LYNCHBURG A PROPOSAL TO BUY 1100 CHURCH ST. AS YOU KNOW I AM VERY INVOLVED IN THE REVITALIZATION OF DOWNTOWN. I WOULD LIKE TO PUT 3 TO 5 HIGH END APARTMENTS INTO 1100 CHURCH ST. SIMILAR TO THE ONES I HAD THE PLEASURE TO SHOW YOU SEVERAL WEEKS AGO AT 718 COMMERCE ST.

I WOULD LIKE TO OFFER \$5,000.00 DOLLARS FOR THE BUILDING "AS-IS", I AM VERY FAMILIAR WITH THE CONDITION OF THE BUILDING AND TO LET YOU KNOW THERE ARE ONLY THE 4 EXTERIOR WALLS IN USABLE CONDITION - THE ENTIRE INTERIOR OF THE BUILDING IS COMPLETELY ROTTEN FROM THE ROOF TO THE BASEMENT.

I WILL BE INVESTING \$100,000.00 IN DEMOLITION AND INSTALLING NEW FLOOR AND ROOF SYSTEMS AND THEN ANOTHER \$120,000.00 TO COMPLETE THE APARTMENTS. IF YOU WOULD LIKE I WOULD BE HAPPY TO DO A WALK THROUGH WITH YOU AT YOUR CONVENIENCE SO YOU MAY SEE FIRST HAND.

MY APARTMENTS ON COMMERCE STREET HAVE BEEN MEETING WITH GREAT SUCCESS AND I HAVE PURCHASED 1016 CHURCH ST. WITH THE SAME INTENTIONS IN MIND, MY GOALS ARE THE SAME AS YOURS AND CITY COUNCILS - TO BRING PEOPLE BACK DOWN TOWN TO LIVE, WORK, AND SHOP.

THANK YOU FOR YOUR TIME,
I LOOK FORWARD TO HEARING FROM YOU

JON HYATT CESAFSKY

CC: RACHEL FLYNN
LYNCHBURG CITY ATTORNEY